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Real Estate

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Of the various homes in the United States I have visited—and there have been many because my work in golf requires traveling 11 months of the year—one in particular stands out in my mind as the most nearly "perfect home."

It isn't pretentious, this modest cottage in a small suburb. No rolling acres surround it. Neighbors live only a few steps away. A tiny plot of grass, framed with lilacs and petunias, separates the house from the street.

But there is an intangible feeling of contentment and harmony here. You sense it the moment you enter the door. Cares seem to drop away, and yet you can't say just why. I have had the same impression every time I have been a guest there, and I am yet unable to pick out this virtue or that, and say, "Here, this is the thing that makes a home perfect."

Probably it is a blend of many fine things. Physically, the house has a subtle charm. Everything seems to be in its right place. No jarring color schemes, no difficult "seating arrangements" to annoy you. Obviously, this home has had loving care, despite its size. But there is more—far more—to it than that. The atmosphere in this home is one of rest, protection, and security, yet at the same time there is a gay, bouncing vitality. These kindly people are gracious, utterly without pretense, and this household reflects the carefreeness that comes with being loved and understood.

Probably that's the answer. The "perfect home" is one in which people live together with a loving consideration for each other. And their home genuinely reflects that spirit. The house itself becomes, in a sense, part of the family and receives its share of thought and attention. The personality of the home and the personality of the people in it blend magically into one delightful unity.

I love this place. I look forward to my visits there. This is a home with personality. This is a home in which happy people live. This is, to me, the most nearly "perfect home."

By Patty Berg

Though Patty Berg's golf career keeps her on the move, her travels seldom take her heart far from home.
Everybody loves a pretty house. That's why this one captures the imagination. Blue siding, spanking white shutters, a board fence, a lawn lighted to new intensity of color by the afternoon sun ... truly a home worth dreaming about.
It's plain to see the owners are proud of this powder blue house. The trim sparkles fresh and white, and pink geraniums bloom in a big tub right before the shuttered entrance.

This traditional home has a modern floor plan. Bedrooms are placed at the front of the house in order to give the living room and its own small terrace the full benefit of the view away to the south. The terrace is just the place for weather-right days. It is sheltered on one side by the breezeway and on the other by the third bedroom or guest room. In months when life centers around the hearth, there is still the familiar picture across distant fields from the long living room windows.

The arrangement of kitchen and bath is certainly worth study by the budget-bound builder. All plumbing lines back up along a single short wall, an economy that means a sizable saving. Shutter doors leading to the bedroom wing are both decorative and practical. They obviate the necessity for a full partition. When open they add to the spacious feeling. When closed they set the rooms apart in a completely private wing. The pleasant horizontal lines of the louvers add a strong shadow pattern to a quiet wall.
If your hallway is too small for furniture, no need for it to suffer from mediocrity. The one above was tiny and so broken by doors, furniture was impractical. A heavy glass shelf holds gloves or mail and decorative accessories. The finely-scaled table and antique plates fit the scale of hallway pictured above left.

In the old days door mats bore the word *welcome*. Today we depend upon the entrance hall and its furnishings to say the same thing. Put all the charm and personality you can into this space. First impressions are so lasting they should be the very best.

If your hallway is small, and most of them are these days, you will need furniture or accessories that match it in scale. A small chest, the kind often used as an end table, a console table, a loveseat or single chair will eliminate that unfurnished look.

No other area in the house may be decorated with such distinction or at such low cost. Here you may indulge a few of your more daring decorating fancies. Colors may be bolder if they harmonize with rooms beyond. If it's drama you're looking for, use one of the brave new overscale papers. You don't spend enough time in the hall to tire of dramatic effects as you would in a more actively used area.

In each of the entrance halls illustrated the furnishings are scaled to size. The smallest has no furniture but is gracious with a long mirror and glass shelf. The next largest extends an outdoor plant pocket into the inside hall. The third employs a finely scaled table and amusing antique plates. Each of these halls will make a lasting impression.

The planting pocket glimpsed beyond the entrance door adds to the apparent size of this small hallway. The graceful brick-walled garden extends through window into porch-like entry.
COLOR STYLE
YOUR HOUSE

All it takes is a few daring souls to send us off on a color spree. Take a drive down any street of new houses and you'll discover that many of these fresh-faced homes have a friendly appeal far too many of our older houses lack. The secret lies in color. The rapid trend to brighter, fresher, more exuberant exterior color is certain to spread because the basic idea is so completely practical. Improvements in paints, colors that are more compatible with exterior backgrounds, and a new awareness of just how important color can be architecturally, are all arguments for spreading color in a big way.

We've all been cautious so long, there is not much danger of suddenly using color too lavishly. Our principal concern is in knowing how to emphasize or minimize architectural details through the selection of the right paint... knowing how to harmonize a house with its setting and its neighboring houses... and coordinating roof, trim, body and accent colors.

Let's color style three typical homes. The first is a ranch style house, low, rambling, with an "L" shaped plan. The roof is covered with warm hickory-brown shingles. You would like to have green walls, and that's just about as far as your planning has progressed. If you are the cautious type you would probably add to this combination neat and completely correct white trim and have a handsome house indeed. If you would like to adventure a bit farther into the mysteries of color, paint walls and wood trim all the same shade of green, perhaps just a shade deeper than you had originally planned. Finally pick up the lively vital color of red geraniums for an inviting front door. If the door sits back in a recess, paint the recess a few shades deeper green and make the door deep forest green.

Next is a traditional Cape Cod house with grey roof. White is fine but think how pert and pretty this house could be dressed in coral frosted with white trim. Or picture it in sunny yellow with white trim, with a deep red brick walk leading up to a midnight blue door. This traditional style house takes affably to barn red or bottle green with white trim.

Our last model for color styling is an early nineteen hundred home replete with all of the excess detail typical of many older houses. Paint it grey. First, however, remove the gawky front porch, then paint house and trim all warm grey. Frame the front entrance with white but add one vivid note at the door. Let it be red, yellow, or regal blue. The eye concentrates on this one bright spot and overlooks many less pleasing features. The wood shingle roof should also be stained to harmonize.

A few other rules to keep in mind are that ungainly dormers lose their threat if the sides are painted to match the roof... angular fireplace chimneys may be camouflaged by being painted the same color as the body of the house... the tall, lean house won't loom like a bad conscience if the upper story can be painted a deep color in contrast to a light body color for the lower portion.

Pick paint for color as well as its purpose and you will be rewarded with a home rich in both beauty and protection.

BY FREDERICK HENRY
Fish, Fowl, Fa

rr's back to nature for the ins of the latest wallpapers. Fish hobnob with abstract doodle. Designers have covered subjects the steep streets of old San Francisco scenes to Hopalong Cassidy whales, from tiny chintz-like roses. But even more newsworthy are the colors used in the new designs.

The emphasis is on harmony, which may be planned with room-size patterns and colors. Green, in its full gamut of shades, is the favorite. True blues and violets are vying for second place while the past season, is still going strong, partially because it makes a striking contrast, partially because it makes a striking contrast, and partially because it's a cool color. White and silver may be used as an accent in many designs.

The trend to deep colors started last season is gaining momentum now. Dark greens and midnight blue are the favorites. A dark paper does not need a window. In a room that is not dark, a dark paper will make the room only smaller. This is shown. In a room that is not dark, a dark paper will make the room only smaller. This is shown. In a room that is not dark, a dark paper will make the room only smaller.
ration behind most flowers and fauna on today's walls. From the farm to cisco, from Biblical from minnows to birds to yard-wide than the patterns. so that a home room coordinated than would a light paper. When you see a light paper in a small room, all corners become very important. The shadows set inflexible boundaries, whereas dark paper blends areas for continuity and an effect of endless planes.

Colors in general are less greyed than they were last season. Provincial patterns lead in most lines from the least costly right on up to the luxury papers. Designs are more straightforward in their drawing and present a feeling of orderliness in contrast with the sketchy renderings of the past two years. Provincial patterns have won preference not only because of the interest in all furnishings in that style but because their gay colorful designs, their informality and intermediate size blend readily with today's smaller rooms.

However, through the whole traditional pattern field there is easy mobility of designs from one period to another. Even the most traditional motif takes on a contemporary air with this season's new colors.

Whether you are looking for a simple gingham check for the kitchen or a formal fleur-de-lis for the parlor you'll find it this season in one of the exciting new paper books at your wallpaper store.

Every closet is an individual problem, but with special racks, rods, trays, a place can be found for everything from tennis rackets to opera hats.
You'll certainly approve the warm blending of autumna colors used in the living room illustrated above and pictured in full color on our front cover. It is an analogous plan that uses many closely related shades of the warm colors.
Chubby-cheeked sea-nymphs with star-decked sea-weed tresses fill one wall of the baby’s room. A temporary guard rail makes a drop-side crib out of a standard-size twin bed. Other walls match background of paper.

You might have seen it first under the arched elms on a shady New England street, or dashing the wind along the western coast, or settling comfortably among autumn leaves in Minnesota, or reflecting the sun on a southern desert. This snug little brick cottage is as American as corn-on-the-cob or a Fourth of July oration. And, like all things American, it can adapt itself to changing needs.

It can be at home with cobbler’s benches and pewter, or — surprisingly enough — it can also be as excitingly modern in interior treatment as the latest glass-walled, open-planned “contemporary styling.” This mixture of tradition and modern usually isn’t done, primarily because such direct contrasts are difficult to harmonize. But, in the example pictured on these pages, the owners found that appropriate color schemes helped them fuse the spirit of solid, substantial tradition architecture with the boldness of modern fabrics, furniture and color.

You can get the full effect of this handling by studying the color photograph on our front cover, which pictures a view of the living room. Bright autumnal bittersweet makes a pleasing transition from the exterior of sun-flecked bricks. Gold touched yellow tweed is used on the chairs, warm brown at the windows and blended russets and tan for the rugs. Each room in turn is equally provocative in color treatment, and the effect is delightful. Your home, your modernized traditional home, can go completely modern if you use imagination in the blend of a conventionally detailed house with contemporary fabrics and furnishings.

The boy’s room walls take their color from the chartreuse bedspreads with their rust and white plaid. The rust asphalt tile floor welcomes a session with soap and water. An extra-textured, nubsable cotton bedspread forms the curtains.
Almost all of us are prone to do things in a set, inflexible pattern just because that's the way we have always seen them done. Take the matter of twin beds. Traditional arrangement calls for two beds with heads against the longest wall of the room and a night table sandwiched snugly between them. A good layout but far from interesting.

Just for a change how about a side-by-side arrangement with a single headboard, or a corner-wise setting with individual reading spotlights? Or, if you'd like to make your room appear much more spacious, you might consider a foot-to-foot plan like one shown on these pages.

Here is a quartet of distinctly different treatments. One makes use of twin, dual-use sofas that occupy a proud place in the living room. The wall beds right are completely built-in. A pair of studio beds fits into fashioned-to-size niches (opposite page), while a pair of tailored studio beds take up the entire wall in the boy's room (lower right.)

Two beds, above right, double charm of the peasant built-in bunk. A scalloped border and plenty of deep drawers and cupboards frame the curtained recess... a picture of provincial comfort.

A handsomely-carved wood border frames a pair of guest beds in the duo-use room, opposite page. Book shelves at either end and a wall of books separating beds fills the entire wall.

Tailored-as-tweed beds, at the right, team up with clean-lined modern furniture in a room for two young men. Table between the beds comes just to bed top, continuing the horizontal line.

One-armed sofa beds, just below, give little hint of their night-and-day service. Placed end-to-end on one wall of the living room, they form a dramatically-scaled lounge. Identically framed prints of antique cartoons add further unity to the grouping.
A clothes closet hides in the angle under the stair steps. It is just one hanger deep with a minute shelf for hats.

Many of the older homes with wide stairways have space for such a dressing room snug up under the attic steps.

Deep cupboards under the steps hold lengthy sports equipment including golf bags, skis and your family's supply of luggage.

Is There A Room Under Your Stairway?

If there isn’t a room under your stairs there may be space enough for a fruit cellar. One homemaker of our acquaintance had shelves built beneath her basement steps, hid them behind doors and now keeps her canned foods below the bottom steps. The same woman had the step from kitchen to back porch converted into a drawer for rainy-day footwear. The four ideas pictured here started with varying amounts of space. Cupboards, a closet, a dressing room and a plan for a tiny powder room . . . one of these simple space-users may fit beneath your stairway into inches now being wasted.

A close three-by-five foot niche under your front hall stairs will give you plenty of space for a convenient powder room.
TOWARD GOOD DESIGN

Good design in the tables, chairs, and utensils we use in our homes, requires that they be attractive in appearance, more efficient in their function, modest in price, and refined or restrained in their styling.

Among the wide variety of new things to come on the market this year that show imagination, originality and restraint, are several that we have selected for featuring. All have been praised by style experts, as being "good design."

At top of the page, left, is an interesting catch-all of steel and steel mesh, that is typical of way metal rods and black wire mesh are being teamed up for use in chairs, trays and stools. All of them are well suited for outdoor use. One set of glass-topped tables has slender tapered legs tied with a simple metal ring and a small wooden wedge.

The slat bench is back in a newer, lighter weight version combining wood and black iron rods, top left. For admirers of the large coffee table there is one that will truly win favor. A full 84 inches long, 29 inches wide and 10 inches high. Zinc coated rods are topped by a black plastic oval. You see it above right.

Many interesting pieces were designed by European designers. One, a small folding table from Vienna, combines three crossed brass legs with a leather top.

Lamps are no longer variations of an old theme. A couple of them combine the light source with a separate adjustable reflector. New fabrics were scarce. One, however, that won recognition was a light tracery of glassware patterns on natural color gauze. Many of the fabrics featured quiet blendings of black and white or deep browns and off-white.

One particularly lovely line of white pottery offers everything for a table setting from slender tea pots to a rosewood handled salad serving set, service plates to turkey platters.
DIVIDENDS EVERY DAY

There is no sounder investment than a home of your own. If you are a home-owner, you know that statement is true from a purely financial point of view. And, of course, you know it is eminently true when you consider the comfort, security, pride of ownership, and the countless other intangible dividends that accrue every day of your life.

You also know the importance of protecting your investment by maintaining and adding to the value of your property. You know that by increasing living space, installing new fixtures, or remodeling to keep up with the best modern trends, you add to the value of your house as you increase your own comfort.

The firms listed on this page are your assurance of a profitable return on your money — whether you are planning a new home or a large or small remodeling job. Each of them is a recognized leader in its field, equipped and staffed to provide for your needs in the most efficient and economical way. They will give you the finest counsel, merchandise, and service obtainable.

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